TWEED SHIRE COUNCIL

A

REC 0150/06

BAY | - SECTION 02 SHELF 07

APPLICATION NO DA06/1054 Pt 1

RELATED FILE NOS DA2970/225 Pt 1

SCANNED

PROPERTY ADDRESS 2954 KYOGLE ROAD KUNGHUR

LOT 121 Dp 134446 LN: 39731 CONCEPT PROPOSAL FOR

DEVELOPMENT TYPE A RURAL VILLAGE UNDER SECTION 83(B) OF THE EP&A ACT - NO PHYSICAL WORKS PROPOSED

NO	REFERRED TO	DATE	ACTION OFFICERS INITIALS
460593	G. SMITH DA	7.7.06	✓

NO	REFERRED TO	DATE	ACTION OFFICERS INITIALS

FILE CLOSED

SEE DA06/1054 Pt 2.

Keep with Part B

APPLICATION NO DA06/1054 Pt 1

FILE
CLOSED

REFER TO

PT 2

DEVELOPMENT APPLICATION LODGEMENT CHECKLIST

Please complete EACH box below.

App No. DA06/1054
Land No(s) 39731

ALL lines must be completed

Zoning ..... 2(d)
- ☑ ALL owners consent OK (inc. Council) — sole director or plus CO to come
- ☐ ALL required copies provided (..... 10 ..... copies)
- ☑ FEE TYPE and CATEGORY boxes completed below
- ☐ OK TO LODGE ..... (planner) ..... 12/9/06 (date)
- ☐ BASIX Certificate included — NA
- ☑ **CHECK Estimated Cost of Development** based on cost to prepare the concept plan.

Outstanding Items (PLANNER TO COMPLETE)
- •
- •
- •
- •

Select at least one

FEE TYPE			Fee	Received	Outstanding
Standard DA	☑	*Est. cost (see table)*			
Demolish Structure	☐	*Est.cost = $0*			
Dwelling under $100,000	☐	*$364*			
Change of Use	☐	*$220*			
Sign	☐	*$215 + $70 per extra sign*			
Subdivision incl. New road	☐	*$500 + $50 per extra lot*			
Subdivision no road	☐	*$250 + $40 per extra lot*			

Select at least one

CATEGORY			Fee	Received	Outstanding
Not Notified	☐	*$0*			
Notified	☐	*$200*			
Advertised	☑	*$500**			
Integrated	☐	*$250 per agency*	A separate cheque for $250 made out to each referral agency		
Designated	☐	*$1665*	*Do NOT pay $500 advertising fee		
MINISTERS CONSENT	☐	*NO FEES*			
Concurrence	☐	*$250 per agency*	A separate cheque for $250 made out to each referral agency.		

Only if required

DA including REZONING

AMENDING LEP	☐	*$2,200*	Paid to GL A1155.0001.41280. Mnemonic for cashier to use is RezoneAppFees `* Do NOT pay $500 advertising fee, but lodge as 'Advertised', 'Integrated' or 'Designated' category as applicable		

Only if required

Integrated Referrals & Concurrence

Concurrence fee to Council**	☐	*$110 per referral*			
Integrated fee to Council	☐	*$110 per referral*			

** where concurrence from State Govt Agency is required (per agency) but NOT where Council can grant concurrence

TOTAL FEES			

ADMIN STAFF POST-LODGEMENT CHECKLIST

- ☐ ALL owners entered on Proclaim (this is not automatic when there is more than one land parcel)
- ☐ ALL land parcels and properties are associated to application
- ☐ Start the clock event (completed date updated)
- ☐ Check appropriate no of copies. NB: 1 extra copy of application required if 'advertised' development in Kingscliff area (Casuarina, Cudgen, Chinderah, Salt)
- ☐ GIS Maps printed – Colour / Black & White
- ☐ File booked to officer
- ☐ Custom fields checked and updated where possible
- ☐ Check for floor plans in exhibition copies (remove if required)
- ☐ Refunds organised
- ☐ Officer's name entered on Proclaim
- ☐ ATM Sheets printed

DEVELOPMENT APPLICATION FORM (not including subdivisions)

APPLICATION FOR DEVELOPMENT
made under the
Environmental Planning and
Assessment Act 1979
Section 78A

Use this form to apply for approval to:
* build, alter or demolish a building or structure
* change the use or classification of a building or land
* carry out work on land
* erect or display an advertising sign

Tweed Shire Council
[office use only]

Application No. DA06/1054

Zoning. 2(d) Village

Land No. 39731

Advertised ✓

Notified

Not Notified

IMPORTANT NOTE:
IF YOU HAVE NOT SUPPLIED THE CORRECT NUMBER OF COPIES OF PLANS AND OTHER DOCUMENTS REQUIRED TO PROCESS THIS APPLICATION IT MAY BE SIGNIFICANTLY DELAYED (See Plan Copies Tally Sheet).

TWEED SHIRE COUNCIL
DA06/1054 Pt 1
1460593
RECD 12 SEP 2006
ASSIGNED TO: SMITH, G.
HARD COPY ☑ IMAGE ☐

Applicant

Surname: Macgregor c/o PO Box 358

Given names (or ACN): Peter

Address: Level 37, 123 Eagle Street Brisbane
Queensland Postcode: 4000

Contact No. Daytime 07 3832 7633 Fax 07 3832 7644

Mobile: 0408 733389 Email rmelville@cpmg.com.au

Signature:

Owner

Surname (or Company): Van Lieshout & Zimmer Land P/L

Given names (or ACN): Peter Kempcove P/L

Address:

Postcode:

Contact No. Daytime: Fax

Mobile: 0408 874640 Email

Consent of ALL owner(s) **NOTE:** If the property is owned by more than one person, all owners must sign)	As owners of the above property, I/we consent to this application and the entry of an authorised officer of Council to enter the premises for the purposes of inspecting work proposed to be carried out by this application. Signature/s Peter Van Lieshout SOLE DIRECTOR.

1. SITE DETAILS

No / Street Kyogle Road

Locality Kunghur

Lot 121 Section _____ DP 134446

Zoning Residential 2(d) Village, Rural 1(a)

Area of Land 48 ha

Non-residential development

No of employees _____

Hours of operation _____

Fire safety measures _____

Type, size & qty of goods to be made, stored or transported

_____

_____

Plant & machinery to be installed _____

Loading & unloading facilities _____

Please attach a map if it helps identify the property.

This information will assist in our assessment of your application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

Please tick the appropriate box

- ☐ Erection of a building or structure
- ☐ Signs
- ☑ Change of use
- ☐ Subdivision of land
- ☐ Earthworks or similar
- ☐ Demolition
- ☑ Other _____

Description (dwelling, factory, carport etc) _____

Proposed use Rural Village

Estimated cost $ NA - Concept proposal under S. 83 of the EP&A Act

A detailed description of the development is required to be provided in the Statement of Environmental Effects.

For most applications the fee is based on the estimated cost.

3. INTEGRATED APPROVAL

Is this application for integrated development?

☐ Yes ☑ No

NSW FISHERIES
Fisheries Management Act 1994

☐ S144 (aquaculture)

☐ S201 (dredging or reclamation in any waters)

☐ S205 (cut, remove, damage or destroy marine vegetation)

☐ S219 (set a net, other material; construct/alter a dam, floodgate, causeway, etc; otherwise create an obstruction across a bay, inlet, etc.

NSW HERITAGE OFFICE
Heritage Act 1977

☐ S58 (development where an Interim or Permanent Conservation Order applies)

NATIONAL PARKS & WILDLIFE SERVICE
National Parks & Wildlife Act 1974

☐ S90 (destruction of Aboriginal relic/place)

ENVIRONMENT PROTECTION AUTHORITY
Protection of the Environment Operations Act 1997

☐ S43(a), 47 & 55 ☐ S43(d),55 & 122 ☐ S43(b), 48 & 55

DEPARTMENT OF INFRASTRUCTURE, PLANNING & NATURAL RESOURCES
Water Management Act 2000

☐ SS89, 90 & 91 (water use approval, water management work approval or activity approval under Part 3 of Chapter 3

ROADS & TRAFFIC AUTHORITY
Roads Act 1993

☐ S138 (Driveway access to property or construction or modification of kerb and gutter or footpath paving on a public road controlled by the RTA)

NSW RURAL FIRE SERVICE
Rural Fires Act 1997

☐ S100B

Note For each different authority approached on your behalf regarding approvals for this application, a fee of $250 applies which will be paid to each approval authority in accordance with cl100 of the regulation. Cheques must be made payable to the authority.

Integrated development means projects which also need approval from a State Government Authority.

Please discuss what approvals you might need with our staff.

The commentary in brackets beside each section of the Act is provided for guidance only. You should consult the relevant Act for complete details.

Your application must be accompanied by:

- An additional fee for each approval body.
- Additional copies of plans as required (staff will let you know if additional copies are needed).
- Sufficient information for the approval body to make an assessment of the application.

Separate applications will need to be made to each approval authority to gain formal approval prior to commencement of works.

The Integrated Development process provides certainty that subsequent approvals from state government authorities will be granted in the future

Note that a development is not 'Integrated Development' if works are to be carried out on a council controlled road however, separate approval is still required to be obtained from Council – refer to **"Summary or Approval"** notes.

4. CONCURRENCE

Does this application require the concurrence of any other authorities?

☐ Yes ☑ No

If Yes, please indicate which Government Authorities concurrence is required from:

☐ planningNSW

☐ NSW National Parks and Wildlife Service

☐ NSW Fisheries

Some applications require the agreement of another Government Authority before an approval can be granted. Please discuss what authorities may have an interest in your proposal with our staff.

5. CRITICAL HABITAT

Is any part of the land identified as critical habitat under the Threatened Species Conservation Act 1995?

☐ Yes ☑ No

If in doubt contact our staff or alternatively the National Parks and Wildlife Service

6. TYPE OF CONSENT (IF APPLICABLE)

In most cases, Council will issue a consent which operates immediately. You can ask for a deferred commencement consent or a staged development consent. Please tick the box beside the type of consent you are looking for:

☐ Standard consent ☐ Deferred commencement

☑ Staged development

If you would like more information on staged or deferred development consents please ask our staff.

7. CONSTRUCTION CERTIFICATE

Do you want a Construction Certificate to be issued with the development approval?

☐ Yes ☑ No

Where yes, a Construction Certificate application must be completed and lodged with this application.

If you are building or subdividing, you must have a Construction Certificate before you start work.

8. LODGING THE APPLICATION

Have you got everything:

- ☑ Make sure that you have answered all questions required for your development
- ☑ Turn to the checklist and ensure that you have all plans & information required
- ☑ Make sure you have supplied ALL of the required copies (See Plan Copies Tally Sheet) 10 copies supplied
- ☑ Make sure that you have enclosed the appropriate fee (see schedule of fees on back of this form)
- ☑ Make sure all owners have signed the application

Is your application complete for lodgement:

☑ Yes ☐ No

Staff will also use the checklist to ensure that there is enough information to assess your application.

Applications received in good faith following preliminary assessment may be later rejected of may require additional information or copies to be provided.

Applications which are not complete may be rejected at the time of lodgement.

[Office Use Only]

Checked by: _____ Date _____

9. LODGEMENT OF APPLICATIONS

Applications can be lodged at:

Tweed Shire Council
Civic & Cultural Centre
Tumbulgum Road
Murwillumbah NSW 2484

or

Tweed Heads Office
Civic & Cultural Centre
Brett Street
Tweed Heads NSW 2485

or

Mail to:
(with correct payment)

PO Box 816
Murwillumbah NSW 2484

Statement of Environmental Effects

A Simple yes/no answer will not be sufficient. The following is not an exhaustive list, but a guide only and should be expanded upon where appropriate in the form of a separate written statement. See DCP No. 16 – Subdivision Manual for details of matters to be address with Subdivision Development Applications.

If you require more space, please attach extra comments to the form.

Some applications will require this to be provided by specialist consultants.

Provide a clear description of the type of development you intend to carry out.

Master planned rural village as described in Chapter 5 ("The Concept Proposal") of Volume 1 - Nightcap Village Statement of Environmental Effects

Environmental Impacts

Describe the existing environment of the subject site and the surrounding land.

eg. slope, vegetation, natural features such as water courses, adjoining land uses etc.

Ibid Chapter 4 ("The site and surrounding area")

What steps have been taken to mitigate any likely adverse environmental impact on the surrounding locality as a result of the proposed development during and after construction?

eg discharges into a natural water system, emission of fumes, steam, vapour, dust or the like.

Ibid Chapters 7 ("Planning Assessment") and 9 ("Environmental Assessment")

What effects will the proposal have on existing fauna and flora? How will these be overcome or managed?

eg. removal of/or injury to existing native flora and fauna.

Ibid Chapter 9, Section 9.3 ("Ecological Assessment")

Statement of Environmental Effects

How do you propose to reduce the soil erosion and/or sedimentation problems that may occur from site works?

See Section 9.7 Environmental Management Plan

Where and how will you discharge stormwater runoff from your development? Do you wish to discharge to a public gutter or drain, dispose of runoff on your own land by infiltration or obtain a legal right to discharge to other land? Is the public gutter or drain big enough to accommodate the extra runoff? How has your development adopted water sensitive design practices that minimise stormwater runoff and pollution?

Note: Water sensitive design requires runoff to be minimised, delayed in its passage, and where possible accommodated and treated (to remove pollutants) within the landscape and grassed areas of the development site.

Water sensitive design proposed, see Section 9.6 Stormwater quality assessment

Explain the design characteristics of the development? Describe how the development will be in character with other developments in the locality.

eg. height, scale, density, materials etc.

Urban design principles contained in Draft DCP (Appendix 1) and in the Urban Design Report, Volume 2

If the site is affected by hazards such as bushfire, flooding, landslip,, coastal erosion or any other risk factor, how do you propose to overcome such hazards?

Bushfire, flooding and slope/ stability covered in Sections 9.2, 9.4 and 9.5

What are the likely economic or social effects of the proposed development on the locality?

All development applications are to be accompanied by the attached *(completed)* checklist of Social and Economic Issues and a Social Impact Statement if applicable. See DCP45 – Social Economic Impact Assessment.

See Chapter 8 - Social and economic assessment

Statement of Environmental Effects

What amount of traffic will be generated by the proposed development? How do you intend to gain access to the site? What off-street parking has been provided? What loading/unloading facilities have been provided? What will be the effect of any likely increase in traffic caused by the proposed development?

Refer to DCP No 2 Parking Code.

Traffic aspects of the Concept Proposals are contained in Section 10.4 - Traffic assessment

Explain how the proposed development impacts on the existing and likely future amenity of the locality? How do you propose to address these impacts?

Eg. overshadowing, loss of privacy, visual amenity, streetscape or increased noise.

Visual assessment contained in the Urban Design Report in Volume 2. Traffic in Section 10.4.

What impact will the proposal have on the environment of threatened species and/or endangered ecological communities as defined in the Threatened Species Conservation Act, 1995?

If your proposal involves removal of vegetation or habitat, then your application should include an assessment in accordance with Section 5A of the EP&A Act, 1979. This assessment is required to be prepared by a person with expertise in this area.

See Section 9.3 - Ecological Assessment. Opportunity to increase koala habitat with proposal.

Statement of Environmental Effects

Does the proposal involve removal of native vegetation? If yes, what is the area involved? You should also address the matters contained within SEPP No. 44?

SEPP No. 44 – State Environmental Planning Policy - Koala Habitat.

SEPP 44 matters addressed in Section 9.3. Minor vegetation removal and significant vegetation planting envisaged.

What solid and liquid waste will be generated? How will these wastes be disposed of? What toxic chemicals, if any, are involved in the proposal?

Specify quality and quantity.

Concept plan for sewerage treatment and disposal is contained in Sections 10.3 and 10.4.

If filling of the land is required, demonstrate how you propose to overcome any adverse impacts on adjoining properties?

No proposed impact on adjoining properties. Cut and fill balance to be determined in Precinct Plans.

What other matters considered relevant should Council be advised of that will support your proposal?

Zoning of land
Strategic intent of the draft Far North Coast Regional Strategy

Land Contamination

Please specify all land uses to which the site has been put, including the current use.

Refer to Council's Contaminated Land Policy.

Grazing, general agriculture.
No known contamination.

Statement of Environmental Effects

Is the proponent aware of the uses to which properties adjoining the site have been put? If so, please specify.

Grazing, general agriculture. Forestry and rural residential subdivision to the south across Kyogle Road.

Do any of the uses correlate with potentially contaminating activities?

NO

If yes, has there been any testing or assessment of the site and, if so, what were the results?

NA

Is the proponent aware of any contamination on the site?

NO

What remediation work, if any has been taken in respect to contamination which is or may have been present on the site?

NA

Work carried out voluntarily or ordered by a government agency.

TABLE 1: TWEED SHIRE COUNCIL - ASSESSMENT OF SOCIAL AND ECONOMIC IMPACT OF DEVELOPMENTS

CHECKLIST OF SOCIAL AND ECONOMIC ISSUES (Star Ratings out of possible 5 stars)

(To Accompany the Statement of Environmental Effects in a Development Application)

			EFFECT			
	ECONOMIC IMPACT	**CRITERIA**	**POSITIVE**	**UNCERTAIN/ NEUTRAL**	**NEGATIVE**	**NET TOTAL**
1	Economic Impacts	Increases or decreases retail and other services within the local area	***	-	-	**
		Increases or decreases facilities within the local area	****	-	-	****
		Better uses or makes redundant existing infrastructure	-	-	-	-
		Impact on existing economic land uses (commercial, tourism etc)	***	-	-	***
2	Employment	Improves or reduces access to employment	***	-	-	***
		Increases or decreases long term jobs (temporary or permanent)	***	-	-	***
		Impact on skills/education	**	-	-	**
		Safeguards or threatens existing jobs	***	-	-	***
3	Additional Information for Industrial, Commercial or Retail developments	Jobs created directly from the development • Construction Phase • Ongoing Operation	N/A 155 eft	N/A -	N/A -	 155 eft
		Investment in the development • Construction (excluding land value) • Local Investment				

			EFFECT			
	SOCIAL IMPACT	**CRITERIA**	**POSITIVE**	**UNCERTAIN/ NEUTRAL**	**NEGATIVE**	**NET TOTAL**
4	Community Networks	Provides or reduces facilities or opportunities for social interaction	*****	-	-	*****
		Improves or reduces community identity and cohesion	**	-	-	**
		Improves or reduces existing residential amenity	*	-	-	*
		Creates or removes physical barriers between homes and community facilities	*	-	-	*
		Impacts on disadvantaged social groups	-	*	-	-
		Benefits or displaces disadvantaged groups	-	*	-	-
		Consolidates or dislocates existing social or cultural networks	*	-	-	*
5	Public Realm	Safeguards or threatens heritage sites or buildings, or archaeological sites	***	-	-	***
		Makes available/enhances or detrimental to public places/open space	*****	-	-	*****
		Provides or displaces public facilities	****	-	-	****
		Avoids or exhibits overdevelopment/large scale buildings	***	-	-	***
		Significant positive or negative public response in submissions/ meetings				

eft = effective full-time jobs (full time equivalent jobs)

Note: Social and Economic Impact details are contained in Chapter 8 of Volume 1 and Full report in Volume 2.

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6	Housing	Increases or decreases housing stock Increases or decreases stock of low income housing, or its affordability Increases or decreases housing rental averages Increases or decreases choice in housing Increases or decreases provision of special needs housing Increases or decreases the social mix of residents in the area	*** * * **** - ****	- - - - * -	- - - - - -	*** * * **** - ****
			EFFECT			
	COMMUNITY INFRASTRUCTURE	CRITERIA	POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
7	Human Service Facilities	Increases or decreases supply of: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Decreases or increases demand for: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Increases or decreases in the choice of local shopping facilities Increases or decreases local recreation or leisure facilities	 * ** - * * - **** *****	 - - * - - - - -	 - - - - - - - -	 * ** - * * - **** *****
8	Access	Decreases or increases distance from homes to local community facilities and services Improves or reduces public transport services or access to such services Improves or reduces disabled access to local facilities Improves or reduces access by cycle to local facilities Improves or reduces pedestrian access to local facilities	** - * ** **	- * - - -	- - - - -	** - * ** **
			Total 79 *s	Total 5 neutral *s	Total Nil	Positive Net 79 Total

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Note: No specific development or construction approval is being sought

CHECKLIST FOR YOUR APPLICATION

If you have included all the information listed below for your type of development, you will have provided us enough information to process your application. Your application can be determined more quickly if all items are included.

	Type of Project		Development Application Requirements
1	**All new buildings or additions including DWELLINGS**		**Plans (see Plan Copies Tally Sheet)**
		☐	Floor plans **(MUST BE PROVIDED ON SEPARATE SHEET)**
		☐	Site plan drawn to scale (1:100) with north point, boundary dimensions, site area, building footprint, distances to boundaries.
		☐	Location and type of existing trees and vegetation (identify trees to be removed)
		☐	Location of existing sewer mains, kerb & gutter, electricity poles/mains and other public utilities.
		☐	Existing and finished land levels and relationship to proposed buildings.
		☐	Location of any existing or proposed easements or rights of way.
		☐	Fully dimensioned floor plans indicating internal layout.
		☐	Elevations showing type and colour of materials for all elevations
		☐	Sections through building
		☐	Location of buildings on adjoining properties and their use
		☐	Drainage concept for roof water and surface water, including proposed easements
		☐	Owners consent
		☐	Statement of Environmental Effects, including site analysis
		☐	Completed Social Economic Checklist
		☐	Details of any demolition works
		☐	Completion of Section 68 application for stormwater and erosion control plan if applicable
		☐	Completion of Section 138 application for driveway and road work if applicable

	Type of Project		Development Application Requirements
2	**Dual Occupancy, Town House, Villas, Residential Flats (Refer to Council's DCP's for Multi Dwelling Housing)**	☐	All information as per Section 1
		☐	Plans detailing vehicle access, circulation and parking including dimensions
		☐	Shadow diagrams for winter solstice showing the impact of shadows on buildings and open space areas (on the site and adjoining properties)
		☐	Landscaping design plan showing all species to be planted and a schedule of species detailing the planting and maturity height of each. All hard landscape materials are to be shown.
		☐	Details of screening for storage, drying and recreation areas.
		☐	NatHers Certification for each unit (see DCP39)
		☐	Details of fencing – height and materials.
3	**Commercial, Retail, Industrial, Recreation and Tourist Buildings**	☐	All information as per Section 1
		☐	Plan detailing vehicle access, circulation & parking including dimensions
		☐	Landscaping design plan showing all species to be planted and a schedule of species detailing the planting and maturity height of each. All hard landscape materials are to be shown.
		☐	Details of fencing – height and materials
		☐	Details of plant and machinery to be installed
		☐	Types, size and quantity of goods to be manufactured, stored, transported, or retailed.
		☐	Details of waste disposal methods including waste water
		☐	Estimated number of employees
		☐	Estimated number of clients visiting premises per day
		☐	Hours of operation
		☐	Estimated number of vehicle movements per day
		☐	Details of proposed advertising structures/signs
		☐	Footpath levels

4	**Subdivision of Land**		**Plans (see Plan Copies Tally Sheet)**
		☐	Floor plans **(MUST BE PROVIDED ON SEPARATE SHEET)**
		☐	North point, boundary dimensions, site area of proposed lots drawn to scale
		☐	Location and type of existing trees/vegetation (identify the ones to be removed)
		☐	Location of existing sewer mains, kerb and gutter, electricity poles/mains and other public utilities
		☐	Contours at suitable intervals to allow slope assessment
		☐	Details of earthworks proposed including existing and proposed finished levels
		☐	Location of proposed road easements or restrictions
		☐	Details of water supply and effluent disposal
		☐	Site analysis
		☐	All information required under DCP16 – Subdivisions Manual
		☐	Soil and water management plan
		☐	Statement of Environmental Effects
		☐	Preliminary soil contamination site assessment
		☐	Fauna and flora report (eight part test)
		☐	Completion of Section 68 application for stormwater and erosion control plan if applicable
		☐	Completion of Section 138 application for driveway and road work if applicable
5	**Use of Existing Buildings for Commercial, Retail, Industrial or home Activity**	☐	Floor plans **(MUST BE ON SEPARATE SHEET)**
		☐	Plan detailing all internal rooms, dimensions and proposed use of each
	(Refer to Council's DCP's for Parking)	☐	Plan detailing vehicle access, circulation and parking including dimensions
		☐	Details of any changes to external finishes
		☐	Details of plant and machinery to be installed

		☐	Types, size and quantity of goods to be manufactured, stored, transported or retailed
		☐	Estimated number of employees
		☐	Hours of operation
		☐	Details of waste disposal methods including waste water
		☐	Estimated number of clients visiting premises per day
		☐	Details of proposed advertising structures/signs
		☐	Statement of Environmental Effects

Development Application Fees are as follows:-

(a) In the case of a proposed development involving the erection of a building or the carrying out of work; and having an estimate cost within a range specified in the table referred to in this clause, is calculated in accordance with the following table.

(b) In the case of a proposed development involving the erection of a building for the purposes of a dwelling-house where the estimated cost of the development does not exceed $100,000 - be $364

(c) In the case of advertising signs - $215.00 plus $70.00 for each advertisement in excess of one; or the fee calculated in accordance with the table, whichever is the greater.

(d) In the case of a proposed development involving the subdivision of land:-

New Road - $500 plus $50 per additional lot

No new road - $250 plus $40 per additional lot

1. (e) in the case of a proposed development not referred to in paragraph (a) or (b) or (c) - be $220 (change of use) $220

TABLE	
Column 1	**Column 2**
Estimated cost of development	Maximum amount of fee
Up to $5000	$110
$5001-$50,000	$170 plus an additional $3 for each $1,000 (or part of $1,000) of the estimated cost
$50,001-$250,000	$352 plus an additional $3.64 for each $1,000 (or part of $1,000) by which the estimated cost exceeds $50,000
$250,001-$500,000	$1,160, plus an additional $2.34 for each $1,000 (or part of $1,000) by which the estimated cost exceeds $250,000
$500,001-$1,000,000 $550,000 *	$1,745, plus an additional $1.64 for each $1,000 (or part of $1,000) by which the estimated cost exceeds $500,000
$1,000,001-$10,000,000	$2,615, plus an additional $1.44 for each $1,000 (or part of $1,000) by which the estimated cost exceeds $1,000,000
More than $10,000,000	$15,875, plus an additional $1.19 for each $1,000 (or part of $1,000) by which the estimated cost exceeds $10,000,000

*This is estimated cost of the application (concept proposals and staged development)

(f) Crown Developments As per table above

2. (g) Minimum fee for designated development - clause 251 of the regulations As per table above plus $715 $1745 + $82 = $1827

Additional fees required under Clause 252 of the Environmental Planning and Assessment Regulations, 2000 for:

(a)	Designated Development	$1665.00
3. (b)	Advertised Development	$500.00 $500
(c)	Prohibited Development	$500.00
(d)	Notified Development	$200.00

If the application requires concurrence from a government agency to be granted (Council does not have assumed concurrence), further fees are required for each concurrence authority as follows:

(a)	Where Concurrence is required from Government Agencies (eg SEPP 1)	$250.00
(b)	Additional fee to Council	$110.00

Additional Fees under Clause 100 of the EPA Regulations:

Integrated Development	$250 for each approval body
Concurrence authority	$250 for each approval body

CHEQUES SHOULD BE MADE PAYABLE TO THE INTEGRATED OR CONCURRENCE AUTHORITY NOT TWEED SHIRE COUNCIL

Total = $2547.00

PLAN COPIES TALLY SHEET

Your application may be significantly delayed if you do not supply all of the required copies needed in order to process it. Please use this tally sheet to ensure that you have submitted the required number of copies.

Development Application, accompanying documentation (Environmental Impact Statement/Statement of Environmental Effects, etc) and plans:

Application	Number of copies	
Standard Development Application requirements	5 copies	5
Does this application require notification or advertising? (see DCP 42 – Notification Policy)	Yes – add 2 more copies	2
Does this application require integrated approval?	Yes – add 1 more copy for EACH integrated approval required	.....
Does this application require concurrence from PlanningNSW or National Parks & Wildlife Service?	Yes – add 1 more copy for each concurrence authority	.....
Does this application fall under SEPP71?	Yes – add 1 more copy	.....
Is this a "Designated" development application?	Yes – add 8 more copies	.....
Is this proposal for a development in Kingscliff, Casuarina, Cudgen, Chinderah or Salt?	Yes – add 1 more copy	.....
Does this application fall under SEPP11?	Yes – add 1 more copy	.....
	TOTAL:	7

10 copies provided

If your Development Application is accompanied by any of the following applications, the following additional plans are required:

Application	Number of copies	
Construction Certificate	3 copies of plans and specifications	NA
Driveway application	3 copies of plan nominating driveway details	NA
Stormwater application	3 copies of plan nominating stormwater details	NA